

MINUTES OF PLANNING AND ZONING COMMISSION

7:00 p.m., Wednesday, July 16, 2003

Present were Richard Grant, Chair, Marsha Jones, Doug Hill, Frank Olah, and Dennis Erstad. Also present was Mary Carol Solum, Tim McCumber, Zoning Administrator and Mike Slavney of Vandewalle & Associates, Town Planner.

Grant called the meeting to order. The chair asked if the meeting was properly noticed, which it had been. The minutes of June 18, 2003 were considered. Motion to approve with corrections by Erstad, seconded by Jones. Motion approved.

The first order of business was to Discuss and Consider the Final Development Plan for Devil's Head. Grant read into the record a memo from Town Planner Mike Slavney stating the plan appears to be complete and shows the requested permanent natural areas. Slavney's memo noted the undeveloped areas would need town review and approval before any additional development could be considered. Slavney recommends the plan for approval. Grant noted the additional materials that were requested at the June meeting had since been submitted. Solum inquired as to the status of the Storm Water Management plan. James Skowronski of Ramaker and Associates said the plan had been approved and they were still waiting for final approval by the DNR of the Chapter 30 requirements as it was in the final approval stages. The Final Development Plan is scheduled to be heard at the county level next week, Thursday. Olah asked if Slavney believed everything had been adequately addressed in the final plan and Slavney commented that the PAD approval would protect undeveloped areas and town ordinance offers a certain level of protection against further development. Slavney felt there was adequate protection of these areas, as any changes would require approval by the Town. The chair entertained a motion to forward the Final Development Plan for Devils Head for approval to the Town Board. Motion by Olah; second by Hill. Motion passed unanimously.

The next item on the agenda was to discuss and consider additional communication and information regarding tour boat placement at Moon Valley Resort. Grant provided a drawing of the site provided by attorneys for owner, Don Anderson. Grant noted that in 1995, a marina license was issued by the DNR limiting the site to 44 or less boat slips and that Jean Unmuth of the DNR had reconfirmed this number in the past week. The tour boat would place the site over the limit of 44 slips according to the drawing. DNR Water Safety personnel viewed the site and felt the location of the tour boat would be hazardous to boat traffic. Grant also viewed the site and found there are 48 slips as late as yesterday. The DNR will probably review the plan for a tour boat and Grant felt the town would have adequate opportunity to have its concerns addressed as a result of the DNR's desire to seek input from the local municipality. Solum noted there were 2 hearings at Sauk County Board of Adjustment and they had also approved the original site plan in 1995 at 44 slips and had approved that number based on the DNR recommendation for approval. Grant added the DNR permit applies in this situation and DNR would have actual enforcement regarding the matter. Olah asked what authority the town has regarding the placement of the tour boat and Grant replied that historically the DNR likes to act in the interest of input received from the town. This would give the town some say in the matter.

The Zoning Administrator reported 34 permits had been issued year-to-date. 9 residential permits have been issued totaling \$1,826,876; 8 remodeling projects for \$107,636; 2 accessory structures totaling \$38,500; and 15 miscellaneous projects totaling \$2,028,712. The Zoning Administrator also commented that several permits in the past month had been issued at triple assessment as construction had begun prior to a building permit having been issued or requested. He reminded people to call and request permits. Hill did not feel there was adequate information available to people who need permits. It was noted that

the fees, as well as the phone number and mailing address is posted at the Town Hall, Charlie's Lakeside, and Palmer Manufacturing and the Zoning Administrator's phone number is on the answering machine at the Town Hall. Additionally, when an application is requested, the information is mailed to the person making the request. The town is also posted with street signs at each entrance into the township noting permits are required.

Motion to Adjourn by Hill, seconded by Jones. Motion carried.

Submitted by Tim McCumber, Zoning Administrator, Secretary